

**Minutes**  
**Walkersville Planning Commission Meeting**  
**November 17, 2020**

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, and Mike Kuster present. Also present were Town Planner Susan Hauver. Members Tom Gilbert and Russ Winch were absent.

**1. Minutes**

***Member Kuster made a motion, seconded by Member Brady, to approve the minutes of the October 27, 2020 meeting. The motion passed on a vote of 3-0-1 (Santullo abstained).***

**2. Comprehensive Plan Update Discussion**

Planner Hauver reviewed updated information with regard to population growth and growth scenarios. The amount of vacant land planned for residential and commercial development is very limited at this point. Residential development is further limited by the Adequate Public Facilities Ordinance because Walkersville High School is currently classified as over 105% State-rated capacity. Chairman Ennis also noted that, in the past at least, the Ceresville pump station capacity was determined to be near capacity and thus it also represents a potential constraint on new development. Ms. Hauver asked Commission members their opinion about potential growth.

Member Kuster voiced his support of slow growth. He likes the idea of active senior housing and small, affordable units. He is opposed to more developments with large lot and expensive homes. He thinks the farm to the south of Spring View Estates would be appropriate for senior housing, and Member Brady concurred.

Member Brady noted that the farms on Dublin Road are not as suitable for new development than those with access to MD 194.

Commission members expressed support for agri-tourism uses on agricultural properties, and in particular, the Town-owned Walker Farm. Possible long term uses on that property might include a brewery, winery, senior housing or a server farm.

Commission members noted traffic /volume congestion issues in the area: MD 26 (which the Town has no control over), Biggs Ford Road, and MD 194. Any growth in the Town needs to be small, controlled and include a mix of residential, commercial and employment/industrial uses. Senior housing would not put any stress on the capacity of the area schools.

The small agricultural property between the FCPS Staff Development building ("B" Building) and MD 194 was noted as having commercial development potential.

Commission members discussed the possibility of a mixed use development to be located on the Stone property, south of Spring View Estates. The need for walkable neighborhoods was mentioned. They do not want new isolated subdivisions to be developed. They expressed concern about pedestrians walking along MD 194, especially between Walkersville High School and the Discovery neighborhood.

Members discussed the plan to extend a trail from Frederick to Walkersville via the railroad right-of-way. Now that the Ballenger Creek trail is complete, the Town should lobby the County to make sure that the path to Walkersville is on the County plan and in the CIP.

It was noted that the use of solar energy should be encouraged on industrial properties. Lonza would be an excellent location to pilot a public-private partnership to install solar panels on their land. The Century Center property was also mentioned as a possible location for a solar panel farm. Recommendations regarding solar farms and the way they would be regulated under zoning should be included in the Comprehensive Plan.

Mr. Brady presented his idea for Crum Road to tunnel under MD 194. It would provide a safe crossing of MD 194 and allow for pedestrians and cyclists to easily access both sides of Town. It would also solve visibility and topography issues that cause safety issues at the intersection. The Town needs to work with the State Highway Administration on the issue. Dualization of the highway is too far away time-wise to be the solution to the problem. There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver